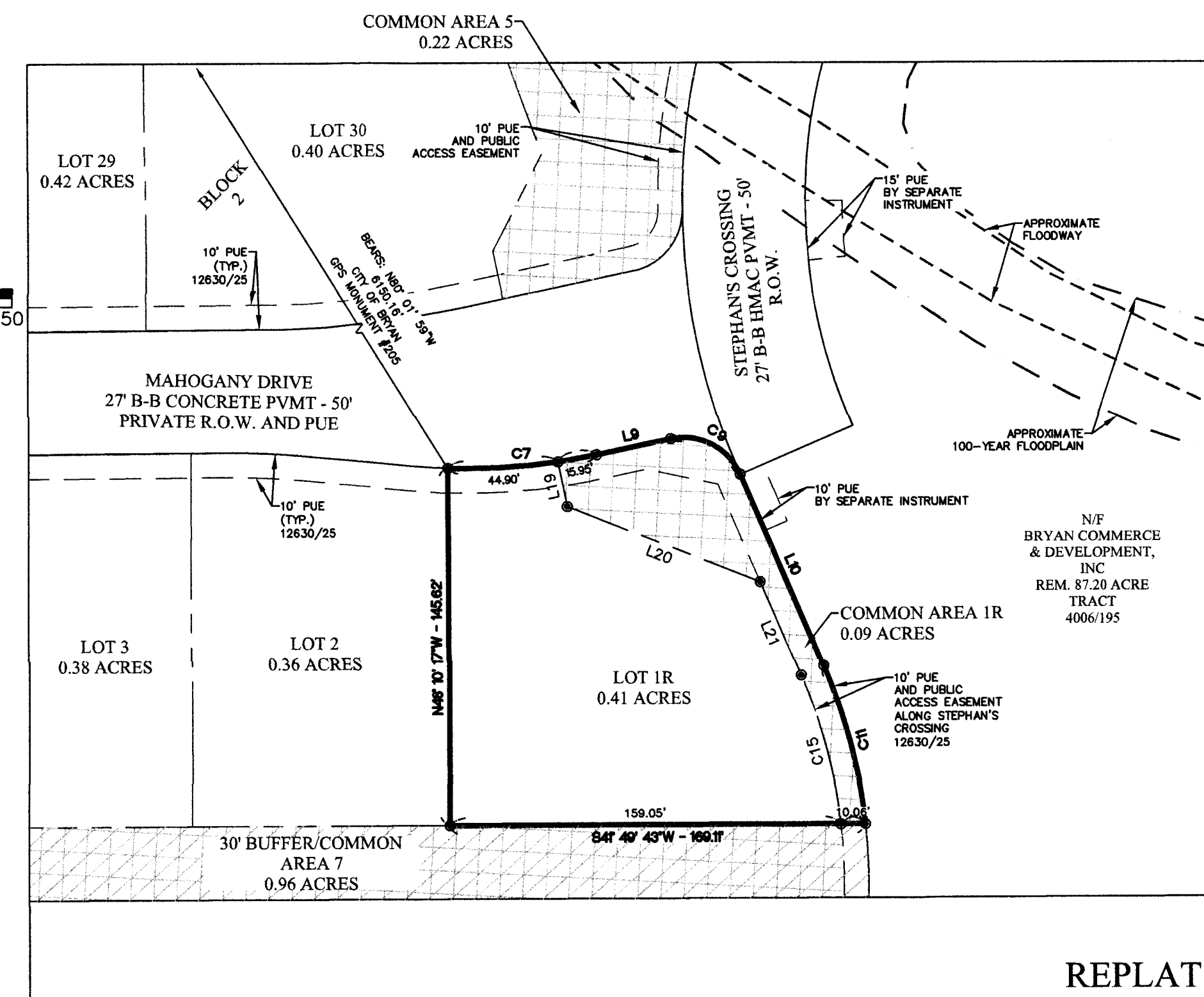
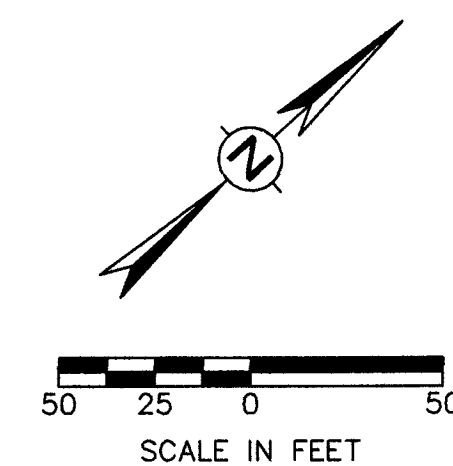
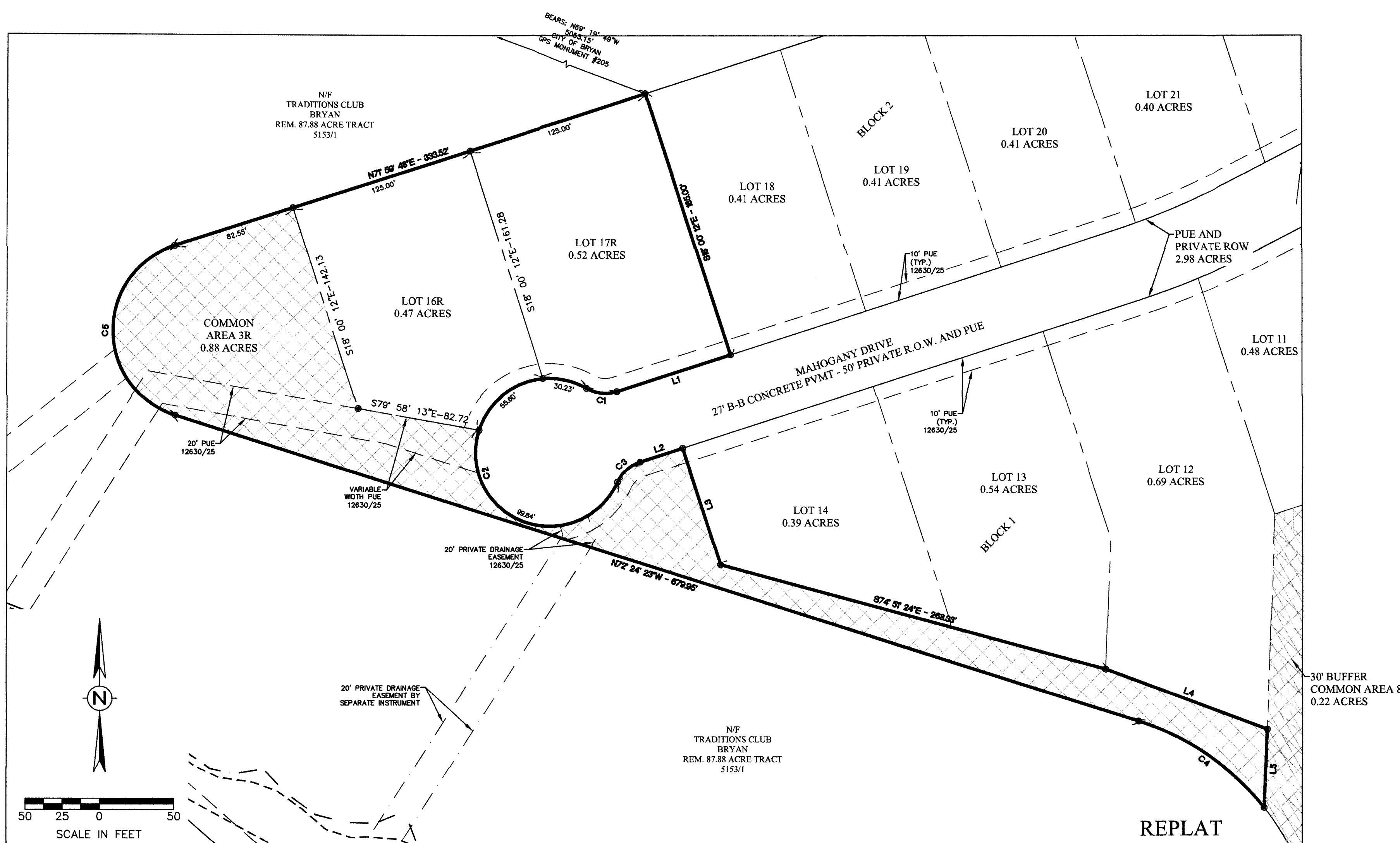


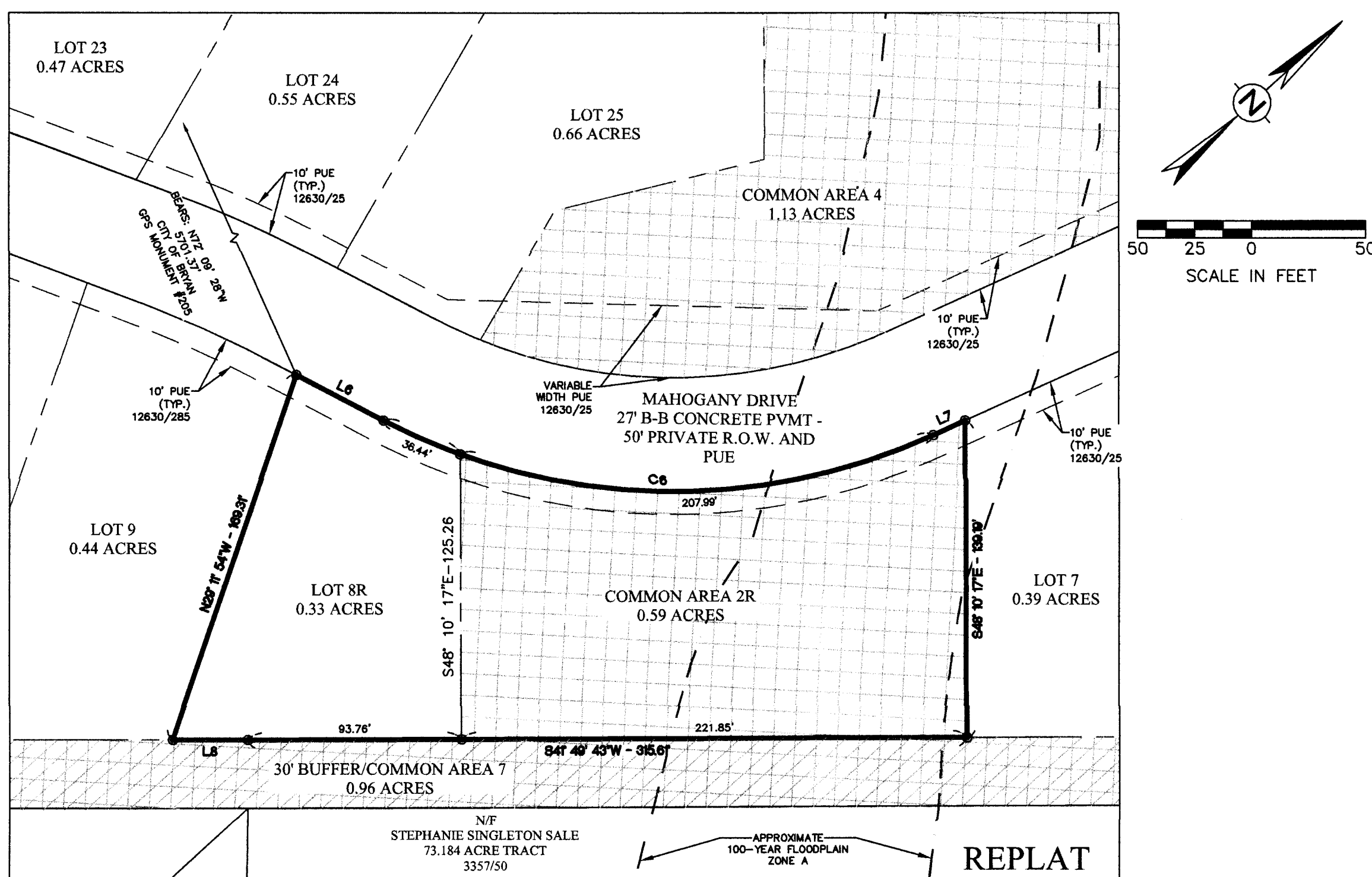


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LEGEND

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINES
---	PUBLIC UTILITY EASEMENT
---	EMERGENCY ACCESS EASEMENT
---	APPROXIMATE 100-YEAR FLOODPLAIN
---	APPROXIMATE FLOODWAY



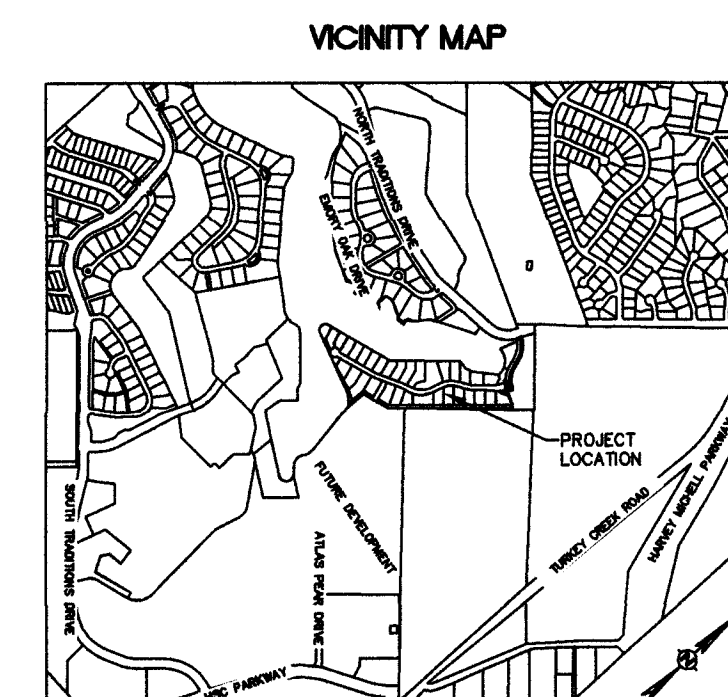
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	80.35'	S71° 59' 48"W
L2	30.00'	N71° 56' 48"E
L3	82.73'	S18° 00' 12"E
L4	115.95'	S69° 32' 14"E
L5	53.24'	S2° 01' 34"W
L6	43.33'	N69° 32' 07"E
L7	15.36'	N17° 30' 45"E
L8	32.96'	S41° 56' 15"W
L9	30.90'	N28° 56' 21"E
L10	84.82'	S71° 19' 33"E
L11	123.32'	N72° 24' 23"W
L12	136.70'	N18° 00' 12"W
L13	50.68'	N53° 18' 16"W
L14	125.61'	N18° 00' 12"W
L15	122.13'	S48° 25' 19"E
L16	20.00'	S60° 03' 39"E
L17	81.41'	N63° 32' 25"E
L18	41.38'	S71° 19' 33"E
L19	16.52'	S59° 33' 52"E
L20	84.28'	N63° 32' 25"E
L21	41.38'	S71° 19' 33"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	21.03'	25.00'	048°11'23"	11.18'	20.41'	N83°54'31"W
C2	241.19'	50.00'	276°22'46"	44.72'	66.67'	S18°00'12"E
C3	21.03'	25.00'	048°11'23"	11.18'	20.41'	N47°54'07"E
C4	104.63'	175.00'	034°15'27"	53.63'	103.08'	N55°16'42"W
C5	151.22'	60.00'	144°24'09"	186.89'	114.26'	N00°12'19"W
C6	249.77'	275.00'	052°02'22"	134.24'	241.27'	N43°31'56"E
C7	60.90'	250.00'	013°57'28"	30.60'	60.75'	N36°55'05"E
C8	34.35'	25.00'	078°44'07"	20.51'	31.71'	N69°18'24"E
C11	66.97'	225.00'	017°03'16"	33.74'	66.73'	S82°47'55"E
C15	62.93'	215.00'	016°48'10"	31.69'	62.70'	S82°56'27"E

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0285-E, EFFECTIVE DATE: MAY 16, 2012
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE CHORD LENGTHS.
 - THE DEVELOPER AND HOA WILL COMPLY WITH THE INDEMNITY REQUIREMENTS OF SECTION 110-59(m)(5) OF THE SUBDIVISION ORDINANCE.
 - THE DEVELOPER INTENDS TO CONSTRUCT THE PROPOSED PRIVATE STREET TO THE HIGHER STANDARD REQUIRED.
 - THE MAINTENANCE OF THE PRIVATE STREET WILL BE THE RESPONSIBILITY OF THE HOA.
 - ACCESS THROUGH THE PROPOSED GATE WILL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS THROUGH THE GATE WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLE.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.



FINAL PLAT
 OF
LOTS 1R & 8R, BLOCK 1
LOTS 16R & 17R, BLOCK 2
COMMON AREAS 1R, 2R & 3R
THE TRADITIONS SUBDIVISION - PH 26
 LOT 1R & COMMON AREA 1R = 0.505 ACRES
 LOT 8R & COMMON AREA 2R = 0.929 ACRES
 LOT 16R & 17R & COMMON AREA 3R = 1.862 ACRES
 BEING A
REPLAT
 OF
LOTS 1 & 8, BLOCK 1
LOTS 15 - 17, BLOCK 2
COMMON AREAS 1 - 3
THE TRADITIONS SUBDIVISION - PH 26
VOL. 12630, PG. 25
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

Bryan Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807

SCALE 1" = 100'
JUNE 2015

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845

(979) 764-3900